



FILED

AUG 28 2025

HUGH NGUYEN, CLERK-RECORDER

BY: PC DEPUTY

## CEQA NOTICE OF EXEMPTION

**TO:** Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

**FROM** City of Brea  
Community Development Department  
1 Civic Center Circle  
Brea, CA 92821

**PROJECT TITLE/CASE NO.:**

**CONDITIONAL USE PERMIT NO. 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR).**

**PROJECT LOCATION:**

441 South Associated Road, Unit B, Brea, CA 92821

**PROJECT DESCRIPTION:**

To allow for the on-site sale and consumption of beer, wine, and distilled spirits with a request for determination of Public Convenience or Necessity in a new 697 square feet restaurant that is located in a Mixed-Use II Zone.

**Name of Public Agency Approving Project:**

City of Brea

**Project Applicant, Address, E-mail, Phone Number:**

Son Mai of Grand Salon & Spa, Inc  
445 South Associated Road  
Brea, CA 92821  
[son@maienterprise.com](mailto:son@maienterprise.com) | 714-791-8707

**Exempt Status: (Check one)**

- ☐ Ministerial  
☐ Declared Emergency  
☐ Emergency Project

- ☒ Categorical Exemption (Sec. 15301)  
☐ Statutory Exemption  
☐ Other:

**Reason why project is exempt:** The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures and facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of alcoholic beverages at the Project site is limited to adding an ancillary service to a restaurant use and does not include physical expansions or modifications of the building other than the planned tenant improvements. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Assistant City Manager/Community Development Director

8/26/25

Date



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

30-08/28/2025-0636

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 08/28/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000814	
PROJECT TITLE		

CONDITIONAL USE PERMIT NO. 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR).

PROJECT APPLICANT NAME SON MAI OF GRAND SALON & SPA, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 791-8707
PROJECT APPLICANT ADDRESS 445 SOUTH ASSOCIATED ROAD	CITY BREA	STATE CA
		ZIP CODE 92821

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)


☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Paulina Cruz Deputy Clerk
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30-08128/2025 - 0636



202585000814

**FILED**

August 28, 2025

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CONDITIONAL USE PERMIT NO. 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR)

**Check Document being Filed:**

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 08/28/2025**

Posted 08/28/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 409

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.